



**Dominion Universal Realty, Inc.**

**1225 Franklin Ave  
Sulte 325  
Garden City 11530  
516. 395.0586**

January 13, 2015

Dear Sir/Madam

**Re:Walter and Jacqueline Shannon  
22 Community Drive, Coram New York 11727**

Enclosed please find a Comparative Market Analysis for the above referenced property.

In regards to the above referenced property it is my professional opinion as a Real Estate Broker, that the listing price is \$325,000. This pricing is based on property condition, recent home sales and average sale prices in the neighborhood. Due to the number of Short Sales and Foreclosures in Coram market the prices are depressed.

If I can be of further assistance feel free to contact me at the above number.

Sincerely,

Maude Galette  
Lic. NY Real Estate Broker

14-73949-las

# **COMPARATIVE MARKET ANALYSIS**

To establish the market price of

**22 Community Drive  
Coram, NY 11727**

**Prepared for Walter & Jacqueline Shannon  
January 14, 2015**

Maude Galette  
Dominion Universal Realty Inc  
maudegalette@yahoo.com

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Printed: 01/14/2015

Subject Property									
Address	Age	Beds	Total	SqFt	Acreage	Price	\$/SqFt	DOM	
22 Community Drive	10	4	3	2,300	40000.0000	\$325,000	\$141.30	—	

On Market Comparables									
Address	Age	Beds	Total	SqFt	Acreage	Price	\$/SqFt	DOM	
31 Whiskey Rd	14	3	3	0	1.0700	\$319,900	—	71	
75 Middle Island Blvd	11	4	3	2,600	2.0000	\$339,000	\$130.38	288	
26 Arbutus Ln	17	3	3	0	0.8700	\$319,990	—	84	
53 Orleans Green	2015	3	2	2,100	0.3500	\$354,000	\$168.57	139	

Sold Comparables									
Address	Age	Beds	Total	SqFt	Acreage	Price	\$/SqFt	DOM	
30 Westfield Rd	1	4	3	2,200	1.1478	\$315,000	\$143.18	192	
Lot 8 Middle Island Blvd	2	3	2	1,260	0.8402	\$305,000	\$242.06	303	
109 Westfield Rd	45	4	4	2,400	0.3700	\$315,000	\$131.25	77	
39 Sparrow Dr	37	4	4	2,000	0.4500	\$295,000	\$147.50	366	
14 Amber Ln	9	5	3	3,000	0.4600	\$314,000	\$104.67	182	
46 Community Dr	39	3	3	0	0.3500	\$282,500	—	99	

Off-Market Comparables									
Address	Age	Beds	Total	SqFt	Acreage	Price	\$/SqFt	DOM	
36 Sparrow Dr	26	4	2	1,900	0.3500	\$279,000	\$146.84	167	
6 Starling Ct	31	4	2	0	0.3900	\$272,340	—	105	
83 Whiskey Rd	41	3	2	0	0.4000	\$314,900	—	25	

Statistics For Selected Comparables									
On Market			Sold			Off-Market			
Avg. List Price: \$333,223			Avg. List Price: \$307,300			Avg. List Price: \$288,747			
Avg. \$ / SqFT: \$149.48			Avg. \$ / SqFT: \$156.02			Avg. \$ / SqFT: \$146.84			
Avg. DOM: 146			Avg. DOM: 203			Avg. DOM: 99			
			Avg. Sale Price: \$304,417						
			Avg. Sale \$ / SqFT: \$153.73						
			Sale \$ to List \$: 99%						

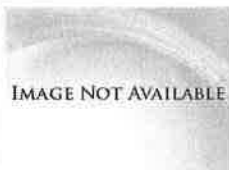




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	Subject Property	On Market Comp	On Market Comp	On Market Comp	On Market Comp
					
Address	22 Community Drive	31 Whiskey Rd	75 Middle Island Blvd	26 Arbutus Ln	53 Orleans Green
Age	10	14	11	17	2015
Beds	4	3	4	3	3
Total Baths	3	3	3	3	2
SqFt	2,300	0	2,600	0	2,100
Acreage	40000.0000	1.0700	2.0000	0.8700	0.3500
Price	\$325,000	\$319,900	\$339,000	\$319,990	\$354,000
\$/SqFt	\$141.30	—	\$130.38	—	\$168.57
DOM	—	71	288	84	139

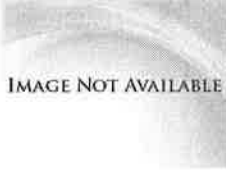


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	Subject Property	Sold Comp	Sold Comp	Sold Comp	Sold Comp
					
Address	22 Community Drive	30 Westfield Rd	Lot 8 Middle Island Blvd	109 Westfield Rd	39 Sparrow Dr
Age	10	1	2	45	37
Beds	4	4	3	4	4
Total Baths	3	3	2	4	4
SqFt	2,300	2,200	1,260	2,400	2,000
Acreage	40000.0000	1.1478	0.8402	0.3700	0.4500
Price	\$325,000	\$315,000	\$305,000	\$315,000	\$295,000
\$/SqFt	\$141.30	\$143.18	\$242.06	\$131.25	\$147.50
DOM	—	192	303	77	366

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	Subject Property	Sold Comp	Sold Comp
			
Address	22 Community Drive	14 Amber Ln	46 Community Dr
Age	10	9	39
Beds	4	5	3
Total Baths	3	3	3
SqFt	2,300	3,000	0
Acreage	40000.0000	0.4600	0.3500
Price	\$325,000	\$314,000	\$282,500
\$/SqFt	\$141.30	\$104.67	—
DOM	—	182	99

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	Subject Property	Off-Market Comp	Off-Market Comp	Off-Market Comp
				
Address	22 Community Drive	36 Sparrow Dr	6 Starling Ct	83 Whiskey Rd
Age	10	26	31	41
Beds	4	4	4	3
Total Baths	3	2	2	2
SqFt	2,300	1,900	0	0
Acreage	40000.0000	0.3500	0.3900	0.4000
Price	\$325,000	\$279,000	\$272,340	\$314,900
\$/SqFt	\$141.30	\$146.84	—	—
DOM	—	167	105	25

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This report analyzes current market conditions and shows sales by price range in the area around 22 Community Drive. The For Sale column indicates how many properties are currently for sale in each price range. The Sold column shows how many properties sold during the past year. The remaining columns break down sales during the past year.

In the property's price range (\$321,750-\$328,249), 6 properties for sale and 3 properties sold during the past 12 months: 3 in QTR4, none in QTR3, none in QTR2, none in QTR1.

Area: Around 22 Community Drive				Price: \$276,250 - \$373,749			
Price Range	Sold	For Sale	30 Day	QTR4	QTR3	QTR2	QTR1
\$276,250-\$282,749	1	3	0	0	1	0	0
\$282,750-\$289,249	8	3	0	1	3	3	1
\$289,250-\$295,749	5	3	0	3	0	2	0
\$295,750-\$302,249	2	6	0	1	1	0	0
\$302,250-\$308,749	3	3	1	1	1	1	0
\$308,750-\$315,249	8	0	1	3	3	1	1
\$315,250-\$321,749	2	6	0	1	0	0	1
<b>\$321,750-\$328,249</b>	<b>3</b>	<b>6</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>
\$328,250-\$334,749	2	5	0	1	0	0	1
\$334,750-\$341,249	2	6	0	0	1	0	1
\$341,250-\$347,749	1	1	0	0	0	0	1
\$347,750-\$354,249	3	5	0	1	1	1	0
\$354,250-\$360,749	0	0	0	0	0	0	0
\$360,750-\$367,249	0	0	0	0	0	0	0
\$367,250-\$373,749	0	3	0	0	0	0	0
<b>Totals</b>	<b>40</b>	<b>50</b>	<b>3</b>	<b>15</b>	<b>11</b>	<b>8</b>	<b>6</b>

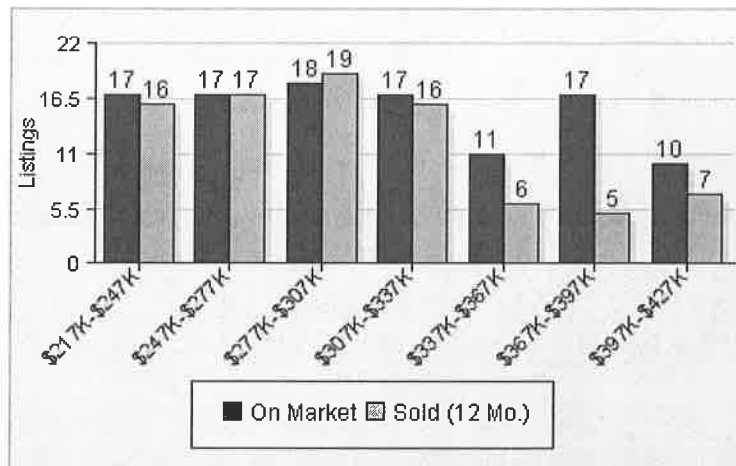
Pending properties in the area (if any) are excluded from this analysis.

Date Ranges	
<b>Sold</b>	January 19, 2014 - January 14, 2015
<b>30 Day</b>	December 15, 2014 - January 14, 2015
<b>QTR4</b>	October 16, 2014 - January 14, 2015
<b>QTR3</b>	July 18, 2014 - October 15, 2014
<b>QTR2</b>	April 19, 2014 - July 17, 2014
<b>QTR1</b>	January 19, 2014 - April 18, 2014



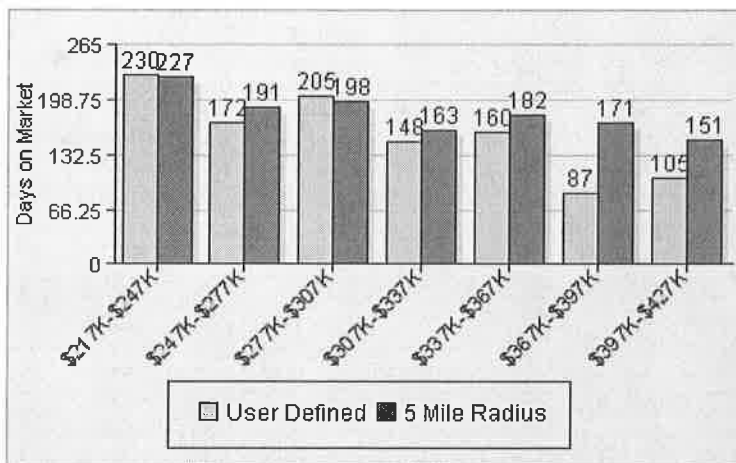
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### AREA COMPETITION

This graph shows the number of on market and sold listings in the area surrounding the subject property. The listing counts are displayed in price intervals of \$30,000, allowing you to see which price ranges are more active than others. For example, in the \$307K-\$337K price range, we can see that 17 listings are currently on market and that 16 had sold in the last year.



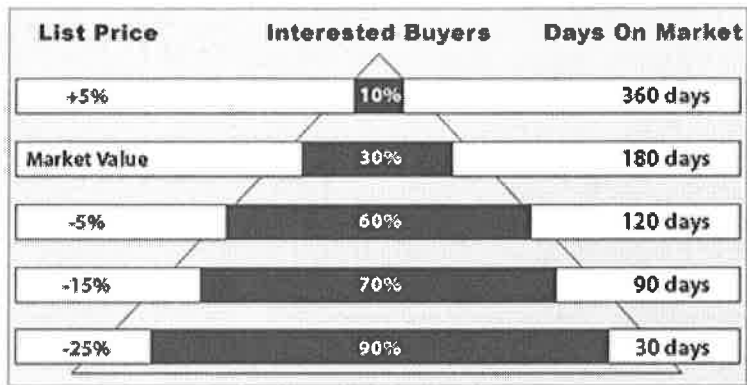
### MARKET TIME

This graph shows the average number of days on market for listings in the area surrounding the subject property as well as the average for listings within a 5 mile radius. The averages are displayed in price intervals of \$30,000, allowing you to see which price ranges are more active than others. For example, in the \$307K-\$337K price range, we can see that 148 days is the average number of days on market for a listing in the area of the subject property and that 163 days is the average for listings within a 5 mile radius.

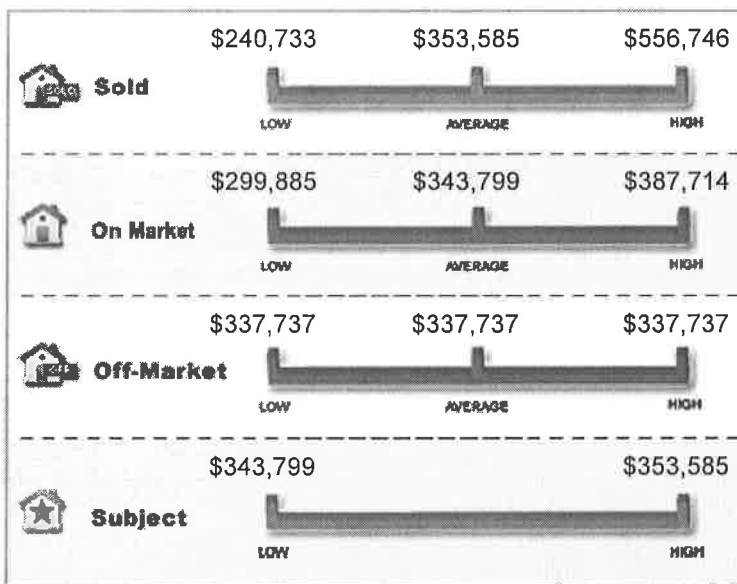
\* Days on Market (DOM) is calculated by subtracting the List Date from the Current Date.

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**BUYER INTEREST GUIDE**

This guide demonstrates the relationship between list price and days on market. If a property is priced below its suggested market value, it will attract more buyers and sell faster. If a property is priced above its suggested market value, buyer interest will decrease and the property will take longer to sell. This is only illustrative of the home selling process and does not reflect any actual results.

**PRICE ANALYSIS**

The price ranges on the left estimate the value of the subject property based on the selected comparables.

**How Sold / On Market / Off-Market Ranges Are Calculated**

LOW = Lowest \$ / SqFt X Subject Property SqFt

HIGH = Highest \$ / SqFt X Subject Property SqFt

AVERAGE = Average \$ / SqFt X Subject Property SqFt

**How Subject Ranges Are Calculated**

LOW = Lowest Avg. \$ / SqFt (from each group) X Subject Property SqFt

HIGH = Highest Avg. \$ / SqFt (from each group) X Subject Property SqFt